

Ms Carolyn Squire  
Carolyn Squire Architect  
122 Church Walk  
London  
N16 8QW

Application Ref: **2017/3254/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

25 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat A**  
**86 Burghley Road**  
**London**  
**NW5 1UN**

Proposal:  
Replacement of rear ground floor window with double doors, and erection of a rear terrace with stairs to garden level.  
Drawing Nos: 1723/1, 1723/2, 1723/3, 1723/4, site location plan and Design & Access Statement prepared by Carolyn Squire.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1723/1, 1723/2, 1723/3, 1723/4, site location plan and Design & Access Statement prepared by Carolyn Squire.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informatives:

- 1 Reasons for granting permission.

The proposals involve the replacement of the rear upper ground floor sash window with new timber framed French doors. The doors would sit within the existing aperture, and the window cill would be lowered to provide access to a new terrace and staircase down to garden level. The new doors would be a sympathetic addition to the host building that are not considered to cause harm to the character and appearance of the building.

The new terrace and staircase would be constructed of black metal with matching handrails which is considered appropriate and sensitive to the host Victorian terrace property. They would match the existing spiral staircase at the site which provides access from the first floor flat to the garden.

The proposed alterations would be subject to very limited views from the rear windows of properties on Oakford Road and they are not considered to cause harm to the character of the application building or wider area.

Although the proposed terrace would sit at the same level as the boundary wall with no.84, the proposals include the installation of a 1.8m high privacy screen to preserve the privacy of both occupants. Likewise, the proposals are not considered to cause harm to neighbouring amenity in terms of daylight or outlook.

No objections were received prior to the determination of this application. The site's planning history was taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

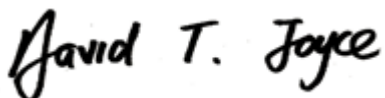
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning